

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **May 9, 2005**

Members Present-

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Mike Springstead-Springstead Engineering, Dan Hickey-Fire Services, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from May 2, 2005. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

Skip Lukert, Building Official, arrived at 2:05 PM.

NEW BUSINESS-

Villas on Lake Miona – Major Development – Preliminary and Engineering Plan Review

Jim Tackett, developer, and Troy Locklin, Farner Barley and Associates, Inc., were present to request preliminary and engineering approval to construct 500 multi-family attached units. Staff comments were discussed and consisted of the following items: surrounding property information, building details, addresses, recreational activity details, screening requirements, landscaping plan, open space requirements, declaration of restrictions, solid waste disposal, parking space details, and outdoor lighting details. The maximum number of allowed lots is 486. Solid waste will be handled through a curbside service. Buffer requirements were discussed. Master plan approvals have been met with the submitted plans. All sinkholes have been repaired. The proposed water supply service for fire services was discussed. A central water/sewer system will be utilized. Irrigation wells will be used at each condominium unit. The existing septic systems and grease traps will be abandoned. An 8300 square foot swimming pool will be installed with the clubhouse, along with an additional 1000 square foot secondary pool. Engineering comments regarding the preliminary plans were discussed and consisted of the following items: cul-de-sac located in buffer area, missing dimensions, emergency access gate, adjacent property information, regulatory agency permits, and traffic study. An intersection study for US 301/C-472 has been submitted. Engineering comments regarding the engineering plans were discussed and consisted of the following items: dry retention pond contours, property depressions, sanitary laterals, cul-de-sac concerns, water lines and storm drain, finished grade labels, existing contours, adjacent property information, and regulatory agency permits. The proposed beach area will be open to all condo residents. The Homeowners Association and Condominium restrictions will be submitted.

Mr. Ginn moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans and the submittal of the HOA documentation and condo restrictions. Mr. Lukert seconded the motion and the motion carried.

Twin “T” Oaks – Final Plat Review

Olen Quilling, property owner, was present and requesting final plat approval to develop a 16-lot subdivision. The covenant of restrictions will be submitted. A variance was submitted requesting to use a 1” - 150’ scale as opposed to the 1” - 100’ scale the code requires. All driveway access needs to be shown on the plat. Attorney Neal will verify the Florida Statute requirements for the legal description. There will be no type of improvements made to the property, such as drainage or easements. A waiver from Southwest Florida Water Management District has been submitted. A revised title certificate is needed. The subdivision will be single-family residences only and will have individual well/septic. Any comments from the engineer will be submitted.

Mrs. Webb moved to approve the final plat and requested variance, subject to all comments being addressed and the restrictions and revised title opinion being submitted and approved by Attorney Neal. Mr. Lukert seconded the motion and the motion carried.

VOS: Audrey Villas – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 76-unit subdivision. There were no staff or engineering comments.

Mrs. Webb moved to approve the preliminary plans. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for May 16, 2005.

Mr. Hunter moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 2:40 PM.